



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**208 HOMESTEAD Grove, Calgary T3J 5S1**

MLS®#: **A2118456**

Area: **Homestead**

Listing Date: **03/28/24**

List Price: **\$769,990**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 28-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,000 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,213**

Low Sqft:

Ttl Sqft: **2,213**

DOM

**52**

Layout

Beds: **4 (4 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

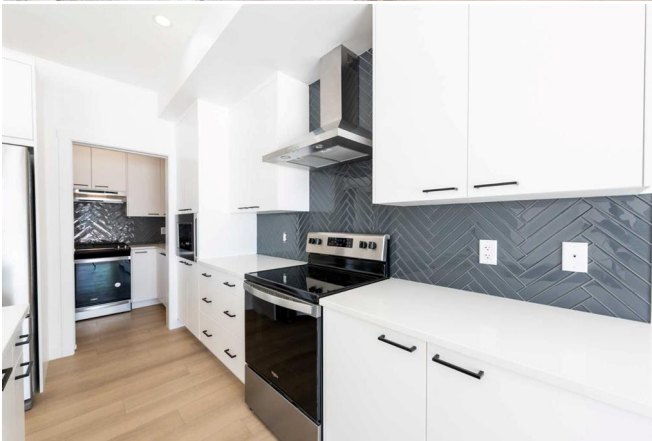
Room	Level	Dimensions
3pc Bathroom	Main	8`4" x 4`11"
Family Room	Main	14`1" x 12`2"
Living Room	Main	16`7" x 13`3"
Spice Kitchen	Main	8`6" x 5`4"
5pc Ensuite bath	Upper	9`6" x 12`10"
Bedroom	Upper	10`1" x 9`7"
Bedroom - Primary	Upper	13`4" x 15`10"

Room	Level	Dimensions
Dining Room	Main	9`0" x 8`4"
Kitchen	Main	9`0" x 12`2"
Den	Main	10`6" x 10`1"
4pc Bathroom	Upper	9`4" x 5`1"
Bedroom	Upper	12`10" x 10`8"
Bedroom	Upper	10`0" x 10`2"
Laundry	Upper	8`10" x 5`1"

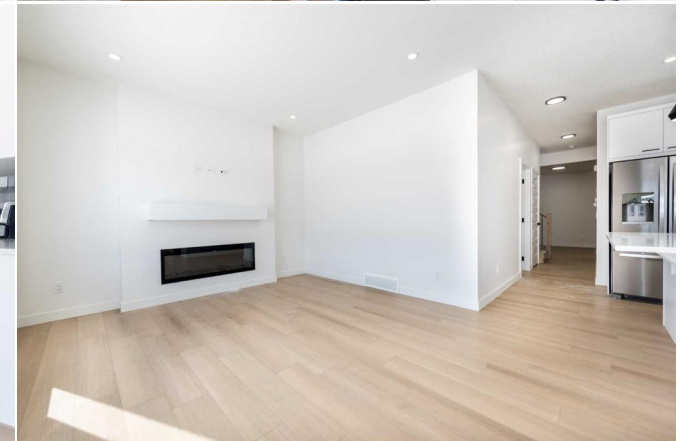
Bonus Room	Upper	14`7" x 13`7"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-G</b>	
Legal Desc:	2410123		Remarks
Pub Rmks:	<b>Welcome to never lived in house in Homestead with main floor room that can used as bedroom/office/den and has a full bathroom on main floor. There are 2 living rooms on main floor for extra privacy. The kitchen has modern flat slab cabinets and has spice kitchen as well. Upstairs you will find 4 bedroom with master bedroom tucked on back end of the house with its own 5 piece ensuite and double vanity. 3 good size bedrooms one of which has walk-in closet and bonus room, laundry room and 4 piece bathroom complete this floor. Basement comes with 2 windows and separate entrance.</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>URBAN-REALTY.ca</b>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















# 208 Homestead Grove NE, Calgary, AB

Main Floor Exterior Area 1011.00 sq ft  
Excluded Area 457.29 sq ft



0 5 10 ft

PREPARED: 2024/05/27



\*Water regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 208 Homestead Grove NE, Calgary, AB

1st Floor Exterior Area 1201.30 sq ft



0 4 8 ft

PREPARED: 2024/05/27



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